


ANALYSIS

This ordinance amends Title 22 - Planning and Zoning of the Los Angeles County Code to delete the Roseberry Park Community Standards District ("CSD") and to establish the Florence-Firestone CSD. This new Florence-Firestone CSD expands the area covered by the former Roseberry Park CSD, incorporates most of its provisions as the Roseberry Park Area-specific Development Standards, and adds new standards for the expanded area. The purpose of this new CSD is to improve the appearance of the community and to promote the maintenance of structures and surrounding properties. It also establishes standards to improve the compatibility between residential uses and neighboring industrial uses.

OFFICE OF THE COUNTY COUNSEL

By 
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LLH:di

06/16/04 (requested)

ORDINANCE NO. 2004-0032 *Effective on 7/22/04*

An ordinance amending Title 22 – Planning and Zoning of the Los Angeles County Code to delete the Roseberry Park Community Standards District ("CSD") and establish the Florence-Firestone CSD for purposes of improving the appearance of the community, promoting the maintenance of structures and surrounding properties, and improving the compatibility between residential uses and neighboring industrial uses.

The Board of Supervisors of the County of Los Angeles ordains as follows:

SECTION 1. Section 22.44.110 is hereby amended to read as follows:

22.44.110 List of districts. The following community standards districts are added by reference, together with all maps and provisions pertaining thereto:

District Number	District Name	Ordinance of Adoption	Date of Adoption
...
20	Roseberry Park	2000-0017	1-25-2000
...
<u>28</u>	<u>Florence-Firestone</u>	_____	_____

SECTION 2. Section 22.44.129 is hereby deleted in its entirety.

SECTION 3. Section 22.44.138 is hereby added to read as follows:

22.44.138 Florence-Firestone Community Standards District

A. Purpose. The Florence-Firestone Community Standards District ("CSD") is established to improve the appearance of the community and to promote the maintenance of structures and surrounding properties. The CSD also establishes

standards to improve the compatibility between residential uses and neighboring industrial uses.

B. Description Boundary. The boundaries of the district are shown on the map following this section.

C. Community-wide Development Standards.

1. Graffiti. All structures, walls, and fences that are publicly visible shall remain free of graffiti. Any property owner, lessee, or other person responsible for the maintenance of a property shall remove graffiti within 72 hours of receiving written notice from a zoning enforcement officer that graffiti exists on the property. Paint used to cover graffiti shall match, as near as possible, the color of the surrounding surfaces.

2. Maintenance. Any areas of property that are publicly visible, including front yards, front sidewalks, and rear alleys, shall remain free of trash and other debris. Storage of household appliances, such as refrigerators, stoves, freezers, and similar products, is prohibited in all yard areas.

3. Material Colors. Black or other similar dark color shall not be used as the primary or base color for any wall or structure.

D. Zone-specific Development/Use Standards.

1. Zone R-2.

a. Front Yard Landscaping. For lots less than 40 feet in width, front yards shall have a minimum of 25 percent landscaping. For all other lots, front yards shall have a minimum of 50 percent landscaping.

b. Front and corner side yard fences. Notwithstanding subsections A and B of Section 22.48.160, a front or corner side yard fence may exceed 3.5 feet in height provided:

i. The portions of the fence above 3.5 feet are built so as not to completely obstruct the public's view through that portion of the fence;

ii. If the fence is chain link or wrought-iron, the fence may not exceed 4 feet in height unless a site plan is submitted and approved. In that instance, the director may approve up to an additional 2 feet in height pursuant to a site plan review under Section 22.56.1690. In a site plan review for a corner side yard fence, conditions may be imposed on the fence design to assure adequate site distance for pedestrians and traffic at the respective intersection; and

iii. A corner side yard fence that is 5 feet or more from a public street shall not exceed 6 feet in height.

2. Zone R-3. The standards prescribed for Zone R-2 shall apply to Zone R-3.

3. Zone R-4. The standards prescribed for Zone R-2 shall apply to Zone R-4. In addition, a building or structure in Zone R-4 shall not exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.

4. Zone C-2.

a. Façades. For building façades with street frontage, at least 30 percent of the façade above the first story shall consist of materials or designs different from the rest of the façade. Examples of such materials or designs include

recessed windows, balconies, offset planes, or similar architectural accents. Long unbroken façades are prohibited.

b. Loading/Unloading Docks. Loading and unloading docks shall be located as far away as practicable, in the reasonable judgment of the director, from abutting residentially-zoned parcels.

c. Business Signs. Except as herein modified, all business signs shall conform to Part 10 of Chapter 22.52.

i. Applicability. The sign regulations herein shall apply to new signs only and shall not apply to existing signs that were legally established prior to the effective date of this CSD.

ii. Prohibited signs. Roof business signs and signs painted directly on buildings shall be prohibited.

iii. Damaged signs. Damaged business signs shall be repaired or removed within 30 days of receipt of written notice from a zoning enforcement officer.

iv. Wall, Projecting and Awning Business Signs. All businesses shall be permitted 1 wall, projecting or awning business sign, unless the business has more than 40 feet of building frontage or multiple street frontages. For businesses with more than 40 feet of building frontage, the business shall be permitted 1 additional such sign for each additional 30 feet or increment thereof of street frontage; for businesses with multiple street frontages, the business shall be permitted 1 such

sign for each street frontage. These signs shall be subject to the standards below, as applicable:

(1) Wall business signs. Wall business signs shall be mounted flush and affixed securely to a building wall and shall extend from the wall a maximum of 12 inches. In addition, wall business signs shall have the following maximum attributes:

- (a) A face area of 2 square feet for every linear foot of the applicable building frontage;
- (b) Letter sizes of 24 inches in height; and
- (c) A vertical dimension of 36 inches for the frame box.

(2) Awning business signs:

- (a) Awning signs shall have a face area of 2 square feet for every linear foot of the applicable building frontage;
- (b) Every awning for the same business shall be the same color and style; and
- (c) Every awning in a building with multiple storefronts shall be complimentary in color and style.

v. Freestanding Business Signs. Freestanding business signs shall be allowed only if the business is located on a lot with a minimum of 100 feet of street frontage and shall not be located on, or extend above, any public right-of-way or public sidewalk. Freestanding business signs shall have the following attributes:

- (1) A solid base resting directly on the ground;
- (2) A maximum face area of 60 square feet; and
- (3) A maximum height of 15 feet measured

vertically from the ground level at the base of the sign.

d. Residential and Mixed Residential/Commercial Uses.

Residential and mixed residential/commercial uses in Zone C-2 shall require a director's review pursuant to Part 12 of Chapter 22.56 and shall be subject to the following development standards:

i. Dwelling unit density. The density for residential uses shall not exceed 30 dwelling units per net acre;

ii. Yard requirements. Residential uses shall comply with the yard requirements in Section 22.20.320;

iii. Parking. The parking requirements in Part 11 of Chapter 22.52 shall apply to residential uses in Zone C-2 except that any such requirement specifying the number of parking spaces may be reduced by 25 percent for new construction or a change in use, subject to approval by the director. Residential parking shall be distinguished from commercial parking in a mixed residential/commercial use by a posting, pavement marking or physical separation between the spaces;

iv. Height. All residential structures shall have a maximum height of 45 feet above grade, excluding chimneys and rooftop antennas;

v. Entrances. Residential and commercial uses that are located on the same floor shall not have a common entrance hallway or common balcony, except that common entrance hallways shall be allowed in a single-story structure;

vi. Common walls. Any common wall between a residential and commercial use shall be constructed in accordance with building code requirements to minimize noise and vibration between the uses; and

vii. The hours of operation for commercial uses in a mixed residential/commercial use shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily.

5. Zone C-3. The standards prescribed for Zone C-2 shall apply to Zone C-3 except as follows:

a. Height. Residential and mixed residential/commercial structures shall have a maximum height of 50 feet above grade. All other structures shall have a maximum height of 45 feet above grade. These height limits do not include chimneys and rooftop antennas; and

b. Dwelling unit density. The density for residential uses shall not exceed 50 dwelling units per net acre.

6. Zone C-M.

a. Buffers. Properties that adjoin a residential zone, or a school, park, playground, child care center, senior citizen center, church, or temple shall

have a minimum 5-foot landscaped buffer along the common property line. One 15-gallon tree for every 100 square feet of landscaped area shall be planted equally spaced in the buffer strip. The landscaping shall be irrigated by a permanent watering system and shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants when necessary.

b. Setbacks. All new buildings that face a residential zone or sensitive use as described in subsection D.6.a shall have a minimum setback of 10 feet from the front property line. The setback shall be completely landscaped, except where there is required parking and driveways. The landscaping shall be maintained in the manner provided in subsection D.6.a.

c. Façades. For properties that adjoin or face a residential zone or sensitive use as described in subsection D.6.a, the façade requirements prescribed for Zone C-2 in subsection D.4.a shall apply, except that the percentage requirement shall be 25 rather than 30.

d. Lot Coverage. All new structures shall have a maximum 70 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be maintained in the manner provided in subsection D.6.a. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

e. Height. All new structures shall have a maximum height of 45 feet above grade if located within 250 feet of a residential zone, excluding chimneys and rooftop antennas.

f. Loading Docks. No loading dock shall be permitted along a property line that adjoins a residential zone.

g. Truck Access. Other than during the hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, industrial properties with multiple street frontages shall permit truck access only from the street that is furthest from any adjacent or nearby residential zone.

h. Outside Storage. In addition to the requirements of subsection D of Section 22.28.270, outside storage shall be kept so as not to be publicly visible to anyone in an adjoining residential zone.

i. Business Signs. The standards prescribed for Zone C-2 as set forth in subsection D.4.c shall apply to Zone C-M.

j. Uses Subject to Permits. In addition to the uses specified in Section 22.28.260, and notwithstanding any contrary provision in Sections 22.28.230, 22.28.240, or 22.28.250, the following uses shall require a conditional use permit in Zone C-M:

i. Services.

-- Boat Rentals.

-- Electric distribution substations, including microwave facilities, subject to the standards described for this use in Section 22.28.230.

-- Laboratories, research and testing.

-- Laundry plants, wholesale.

- Medical laboratories.
- Tool rentals, including rototillers, power mowers, sanders, and saws, cement mixers and other equipment, but excluding heavy machinery or trucks exceeding two tons' capacity.

ii. Recreation and Amusement.

- Amusement rides and devices, including merry-go-rounds, ferris wheels, swings, toboggans, slides, rebound-tumbling and similar equipment operated at one particular location not longer than seven days in any six-month period.

- Carnivals, commercial, including pony rides, operated at one particular location not longer than seven days in any six-month period.

iii. Industrial Uses. The industrial uses in this subsection are allowed with a conditional use permit only if all activities associated with the use are conducted within an enclosed building.

- Assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons' capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters:

- Aluminum products.

- Metal plating.

- Plastic products.

- Shell products.

- Stone products.

iv. Prohibited Uses. The following uses shall be prohibited in the C-M Zone:

- Sewage treatment plants.

- Explosive storage.

7. Zone M-1. The standards prescribed for Zone C-M in subsections D.6.a through D.6.h shall apply to Zone M-1. In addition, the following standards shall apply:

a. Fences or Walls. Properties that adjoin a residential zone or sensitive use as described in subsection D.6.a shall have a minimum 8-foot high solid wall or solid fence along the common property line in compliance with Section 22.52.610.

b. Outdoor Businesses. All principal business uses, except parking, conducted outside an enclosed structure within 250 feet of a residential zone or sensitive use as described in subsection D.6.a shall require a conditional use permit.

c. Minimum Lot Size. Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 8,000 square feet.

d. Uses Subject to Permits. In addition to the uses specified in Section 22.32.070, and notwithstanding any contrary provision in Sections 22.32.040,

22.32.050, or 22.32.060, the following uses shall require a conditional use permit in

Zone M-1:

- Acetylene; the storage of oxygen and acetylene in tanks if oxygen is stored in a room separate from acetylene, and such rooms are separated by a not less than one-hour fire-resistant wall.

- Agricultural contractor equipment, sale or rental or both.
- Animal experimentation research institute.
- Automobile body and fender repair shops, if all operations are conducted inside of a building.

- Automobile painting and upholstery.
- Batteries, the manufacture and rebuilding of batteries.
- Bottling plant.
- Building materials, storage of.
- Carnivals, commercial or otherwise.
- Cellophane; the manufacture of cellophane products.
- Circuses and wild animal exhibitions, including the temporary keeping or maintenance of wild animals in conjunction therewith for a period not to exceed 14 days, provided said animals are kept or maintained pursuant to and in compliance with all regulations of the Los Angeles County department of animal care and control.

- Cold-storage plants.
- Concrete batching, providing that the mixer is limited to one cubic yard capacity.
- Contractor's equipment yards, including farm equipment and all equipment used in building trades.
- Dairy products depots and manufacture of dairy products.
- Distributing plants.
- Electrical transformer substations.
- Engraving; machine metal engraving.
- Fabricating, other than snap riveting or any process used in bending or shaping which produces any annoying or disagreeable noise.
- Ferris wheels.
- Fruit packing plants.
- Fumigating contractors.
- Granite, the grinding, cutting, and dressing of granite.
- Heating equipment, the manufacture of.
- Horn products, the manufacture of.
- Ice, the manufacture, distribution, and storage of.
- Ink, the manufacture of.
- Iron, ornamental iron works, but not including a foundry.
- Laboratories for testing experimental motion picture film.

- Lumberyards, except the storage of boxes or crates.
- Machine shops.
- Machinery storage yards.
- Marble, the grinding, cutting, and dressing of.
- Metals:
 - 1. Manufacturing of products of precious metals;
 - 2. Manufacturing of metal, steel and brass stamps,
including hand and machine engraving;
 - 3. Metal fabricating;
 - 4. Metal spinning;
 - 5. Metal storage;
 - 6. Metal working shops; and
 - 7. Plating and finishing of metals, provided no
perchloric acid is used.
- Nightclubs.
- Oil wells and appurtenances, to the same extent and
under all of the same conditions as permitted in Zone A-2.
- Outdoor skating rings and outdoor dance pavilions.
- Outside storage.
- Paint mixing, except the mixing of lacquers and synthetic
enamels.

- Plaster, the storage of.
- Rubber; the processing of raw rubber if the rubber is not melted and, where a banbury mixer is used, the dust resulting therefrom is washed.

- Rug cleaning plant.
- Sheet metal shops.
- Shell products, the manufacture of.
- Shooting gallery.
- Starch; the mixing and bottling of starch.
- Stone, marble and granite, and grinding, dressing and cutting of.

- Storage and rental of plows, tractors, buses, contractor's equipment and cement mixers, not within a building.

- Stove polish, the manufacture of.
- Tire yards and retreading facilities.
- Trucks; the parking, storage, rental, and repair of.
- Ventilating ducts, the manufacture of.
- Welding.

e. Prohibited Uses. In addition to the uses specified in subsection A of Section 22.32.040, the following uses shall be prohibited in Zone M-1:

- Boat building.
- Breweries.

- Bus storage.
- Cannery, except meat or fish.
- Car barns for buses and streetcars.
- Casein; the manufacture of casein products, except glue.
- Cesspool pumping, cleaning and draining.
- Dextrine, manufacture of.
- Draying yards or terminals.
- Engines; the manufacture of internal combustion or steam engines.

- Explosives storage.
- Fox farms.
- Fuel yard.
- Incinerators, the manufacture of.
- Lubricating oil; the canning and packaging of lubricating oil if not more than 100 barrels are stored aboveground at any one time.

- Machinery; the repair of farm machinery.
- Marine oil service stations.
- Moving van storage or operating yards.
- Poultry and rabbits; the wholesale and retail sale of poultry and rabbits, including slaughtering and dressing within a building.

- Presses; hydraulic presses for the molding of plastics.
- Produce yards or terminals.

- Refrigeration plants.
- Sand; the washing of sand to be used in sandblasting.
- Slaughterhouses with wholesale or retail sale of meat or meat products.
- Sodium glutamate, the manufacture of.
- Valves; the storage and repair of oil well valves.
- Wood yards.
- Yarn; the dying of yarn and manufacture of yarn products.

8. Zone M-1½. The standards prescribed for Zone C-M in subsections D.6.a through D.6.h, and the standards prescribed for Zone M-1 in subsections D.7.b through D.7.e, shall apply to Zone M-1½.

9. Zone M-2 . The standards prescribed for Zone C-M in subsections D.6.a, D.6.f, and D.6.g, and the standards prescribed for Zone M-1 in subsection D.7.b, shall apply to Zone M-2. In addition, the following standards shall apply in Zone M-2:

- a. Minimum Lot Size. Except for lots legally created prior to the effective date of this CSD, the minimum lot size shall be 15,000 square feet.
- b. Prohibited Uses. Waste disposal facilities and yards for automobile dismantling, junk and salvage, and scrap metal processing shall not be permitted on properties that adjoin a residential zone or sensitive use as described in subsection D.6.a. Properties that are separated by public roads or public rights-of-way shall not be considered adjoining for purposes of this subsection.

E. Area-specific Development Standards.

1. Area 1 -- Florence Avenue.

a. Purpose. This area is established to facilitate the development of Florence Avenue as a pedestrian corridor, to improve the appearance of existing and proposed structures and signs, and to encourage new business growth.

b. Area Description. In general, this area extends from Central Avenue to Compton Avenue and from Wilmington Avenue to Alameda Street. The specific boundaries of the area are shown on the map following this section.

c. Development Standards.

i. Signs. Outdoor advertising signs are prohibited.

ii. Fences and Security Shutters.

(1) Chain link, barbed and concertina wire fences are prohibited.

(2) Outdoor roll-up security shutters shall be concealed to the greatest extent possible and shall not completely obstruct the public's view of the building. Solid security shutters are prohibited.

iii. Air-Conditioning Units. Air-conditioning units on a building shall be located in a manner that avoids obstructing the architectural design of the building. These units shall also be screened or enclosed with landscaping or an awning.

iv. Pedestrian Character.

(1) All structures must have at least one entrance on Florence Avenue.

(2) At least 50 percent of a building's ground floor façade fronting Florence Avenue shall consist of entrances or shop windows.

(3) To the extent the building's façade facing the street at the ground level consists of windows or doors with glass, the glass shall be clear or lightly tinted. Not more than 20 percent of the building façade shall consist of mirrored or densely tinted glass.

v. Parking. Except as herein modified, parking in this area shall comply with all applicable provisions of Part 11, Chapter 22.52.

(1) The required parking for new and existing retail, office, or restaurant uses with less than 1,000 square feet of gross floor area shall be one space for every 400 square feet of gross floor area; and

(2) Except for fully subterranean parking structures, parking shall be at the rear of commercial structures and not be visible from Florence Avenue.

d. Zone-Specific Use Standards.

i. Zone C-2. In addition to the uses specified in Section 22.28.160, and notwithstanding any contrary provision in Sections 22.28.130, 22.28.140, or 22.28.150, the following uses shall require a conditional use permit in Zone C-2 in the Florence Avenue area:

- Air-pollution sampling stations.
- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of subsection B of Section 22.28.090.

- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

ii. Zone C-3. In addition to the uses specified in Section 22.28.210, and notwithstanding any contrary provision in Sections 22.28.180, 22.28.190, or 22.28.200, the following uses shall require a conditional use permit in Zone C-3 in the Florence Avenue area:

(1) Sales.

- Automobile sales, sale of new and used motor vehicles, and including incidental repair and washing, subject to the applicable provisions of subsection B of Section 22.28.090.

- Motorcycle, motorscooter, and trail bike sales.

- Pawnshops.

- Trailer sales, box and utility.

(2) Services.

-- Air-pollution sampling stations.

-- Automobile battery service, provided all repair activities are conducted within an enclosed building only.

-- Automobile brake repair shops, provided all repair activities are conducted within an enclosed building only.

-- Automobile muffler shops, provided all repair activities are conducted within an enclosed building only.

-- Automobile radiator shops, provided all repair activities are conducted within an enclosed building only.

-- Automobile repair garages, provided all repair activities are conducted within an enclosed building only.

-- Automobile service stations, including incidental repair, washing, and rental of utility trailers, subject to the applicable provisions of subsection B of Section 22.28.090.

-- Car washes, automatic, coin-operated and hand wash.

-- Churches, temples or other places used exclusively for religious worship, including customary incidental educational and social activities in conjunction therewith.

- Drive-through facilities.
- Furniture and household transfer and storage.
- Truck rentals.

2. Area 2 – Roseberry Park.

a. Purpose. This area is established to improve the compatibility between industrial and commercial uses in this unique community and to improve its appearance with specific development standards.

b. Area Description. In general, the boundaries of this area are Florence Avenue to the north, Santa Fe Avenue to the east, Nadeau Street to the south and Alameda Street to the west. The specific boundaries of the area are shown on the map following this section.

c. Zone-specific Development Standards.

i. Zone C-3. No structure in Zone C-3 shall exceed a height of 35 feet above grade, excluding chimneys and rooftop antennas.

ii. Zone M-1.

(1) Main Entrance. Any property that has frontage on both Roseberry Avenue and Alameda Street shall have its main entrance on Alameda Street.

(2) Lot Coverage. All new structures shall have a maximum 60 percent lot coverage. At least 10 percent of the net lot area shall be landscaped with lawns, shrubbery, flowers, or trees. The landscaping shall be

maintained in the manner provided in subsection D.6.a. Incidental walkways, if any, shall not be counted toward the 10 percent landscaping requirement.

(3) Height. No structure in Zone M-1 shall exceed a height of 50 feet above grade, excluding chimneys and rooftop antennas.

(4) Lights. Parking lot lights, if any, shall be installed to minimize glare and illumination on neighboring residences.

(5) Sound equipment. Sound amplification equipment shall be prohibited outside an enclosed structure.

F. Minor Variations.

1. The director may permit minor variations from the zone-specific development standards specified in subsections D.4.a, D.4.c.iv, D.4.c.v, D.6.a through D.6.f, D.7.a, D.7.c, D.9.a, E.2.c.ii.(1), and E.2.c.ii.(2) where an applicant's request for a minor variation demonstrates to the satisfaction of the director all of the following:

a. The application of these standards would result in practical difficulties or unnecessary hardships inconsistent with the goals of this CSD;

b. There are exceptional circumstances or conditions applicable to the subject property or to the intended development of the property that do not apply to other properties within the Florence-Firestone area;

c. That granting the requested minor variation will not be materially detrimental to properties or improvements in the area or contrary to the goals of this CSD; and

d. That no more than two unrelated property owners have expressed opposition to the minor variation pursuant to subsection F.3 below. Protests received from both the owner and occupant of the same property shall be considered one protest for the purposes of this subsection.

2. The procedure for filing a request for a minor variation shall be the same as that for director's review except that the applicant shall also submit:

a. A list, certified by affidavit or statement under penalty of perjury, of the names and addresses of all persons who are shown on the latest available assessment roll of the County of Los Angeles as owners of the subject property and as owning property within a distance of 250 feet from the exterior boundaries of the subject property;

b. Two sets of mailing labels for the above-stated owners;

c. A map drawn to a scale specified by the director indicating where all such ownerships are located; and

d. A filing fee, as set forth in Section 22.60.100, equal to that required for a site plan review for commercial and industrial projects over 20,000 square feet in size.

3. Not less than 20 days prior to the date an action is taken, the director shall send notice to the above-stated owners, using the mailing labels supplied by the applicant, indicating that any individual opposed to the granting of such minor variation may express such opposition by written protest to the director within 15 days after receipt of such notice.

G. Nonconforming Residential Uses. Nonconforming residential uses in Zones C-M and M-1 shall be exempt from the following:




1. The termination periods set forth in Section 22.56.1540 as long as the residential use continues; and
2. The provisions in subsections G.1 and G.2 of Section 22.56.1510.

H. Transit Oriented Districts. Any development standard in this CSD contrary to a development standard regulating the same matter in Part 8 of Chapter 22.44 governing Transit Oriented Districts shall be superseded by the standard in the Transit Oriented District.

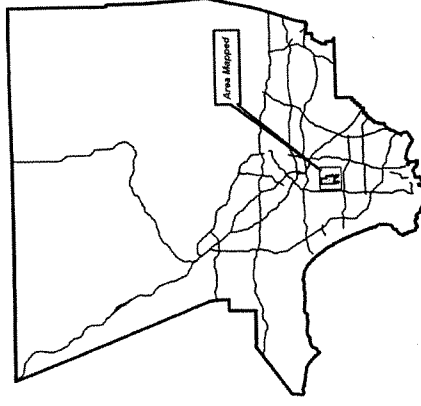
[22.44.138LLHCOC]

**Boundary of the
Florence - Firestone
Community Standards District**

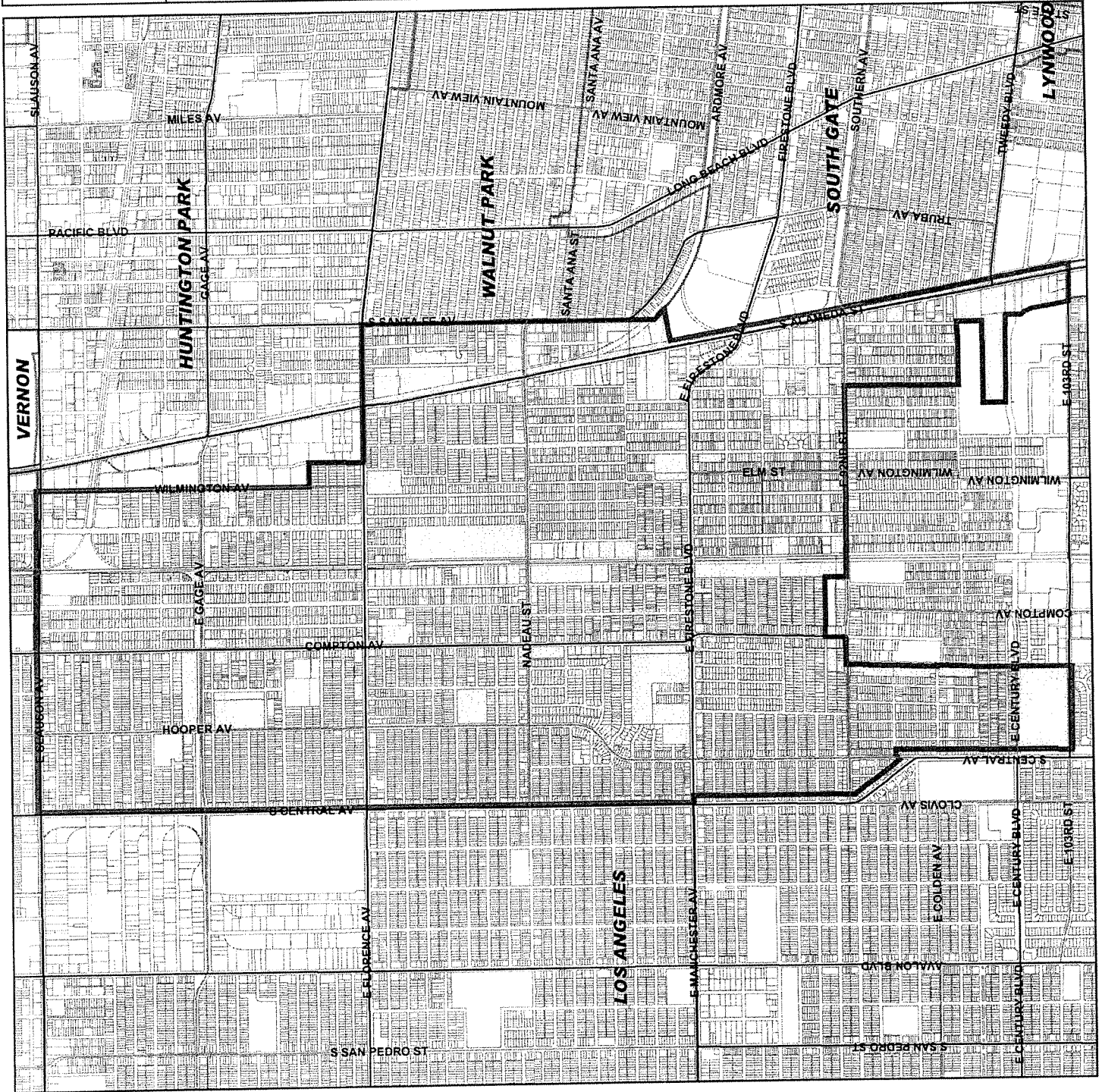
Legend:

-  CSD Boundary
-  City Boundary
-  Parcel Boundary

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

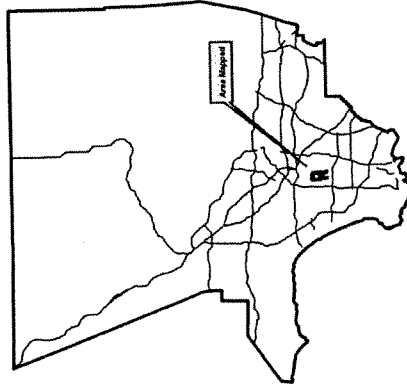


**Florence Avenue Area within
Boundary of the
Firestone
Community Standards District**

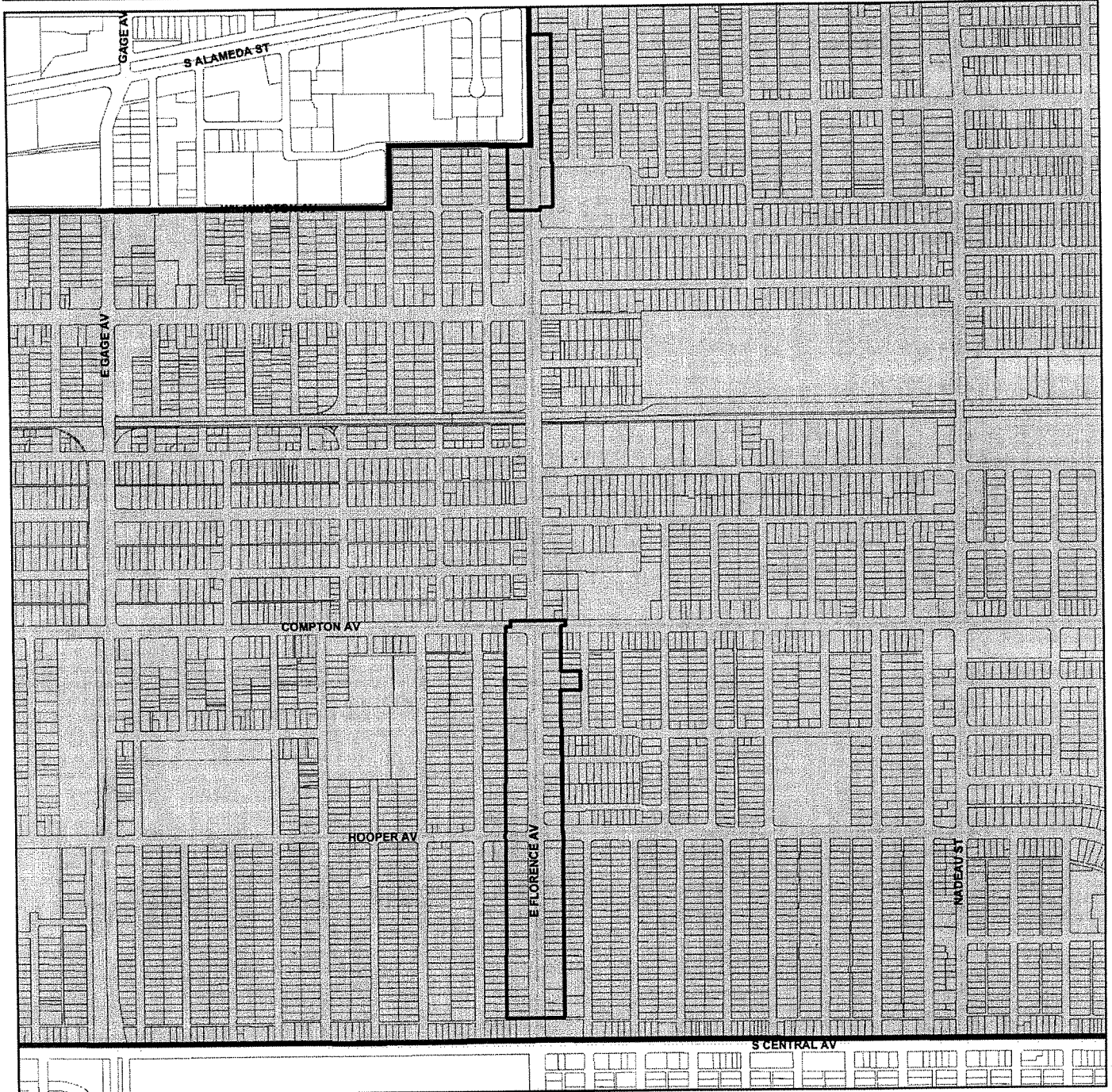
Legend:

- Florence Avenue Area Boundary
- ▬ CSD Boundary
- Parcel Boundary

Key Map:






Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

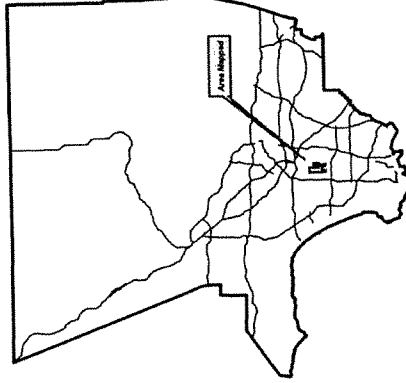


**Roseberry Park Area within
Boundary of the
Florence - Firestone
Community Standards District**

Legend:

-  Roseberry Park Area Boundary
-  CSD Boundary
-  Parcel Boundary

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

